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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

8 U.S. BANK NATIONAL ASSOCIATION, AS  
9 TRUSTEE FOR GREENPOINT MORTGAGE  
10 FUNDING TRUST MORTGAGE PASS-  
11 THROUGH CERTIFICATES, SERIES 2006-  
12 AR7,

NO. 15CV14368

13 PLAINTIFF'S CERTIFICATE OF MAILING

14 Plaintiff,

15 v.

16 LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
17 GREENPOINT MORTGAGE FUNDING, INC.,  
18 SUNTRUST BANK; MORTGAGE  
19 ELECTRONIC REGISTRATION SYSTEMS,  
20 INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

I, Christopher Kirwan, declare:

I am over the age of 18 years and I am competent to be a witness herein. On September 12, 2016, I, in compliance with the notification requirements pursuant to the laws of the State of Oregon, I caused to be deposited in the United States Mail, certified, and postage prepaid, copies of the following:

27 Declaration of Mailing

28

Notice of Change of Address

PLAINTIFF'S DECLARATION OF MAILING - 1  
60128-19703-JUD-ORDeclaration\_of\_Mailing\_-\_OR\_-\_revised (12)

Law Offices  
ROBINSON TAIT, P.S.  
901 Fifth Avenue, Suite 400  
Seattle WA 98101  
(206) 676-9640

ATTACHMENT A

1 Praeclipe for Writ of Execution  
2

3 Writ of Execution in Foreclosure  
4

5 addressed to each of the following:  
6

7 Laura A. Ensign & Stephen T. Ensign  
8 29425 NW Mount Richmond Rd  
9 Gaston, OR 97119  
10

11 **I hereby declare that the above statement is true to the best of my knowledge and belief, and  
12 that I understand it is made for use as evidence in court and is subject to penalty of perjury.**

13 DATED this 12 day of September, 2016.

14   
15

16 Christopher Kirkman  
17 Foreclosure Specialist  
18 Robinson Tait, P.S.  
19  
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PLAINTIFF'S DECLARATION OF MAILING - 2  
60128-19703-IUD-ORDeclaration\_of\_Mailing\_-\_OR\_-\_revised (12)

Law Offices  
ROBINSON TAIT, P.S.  
901 Fifth Avenue, Suite 400  
Seattle WA 98164  
(206) 676-9640

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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

8

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GREENPOINT MORTGAGE  
FUNDING TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR7,

NO. 15CV14368

11

PRAECIPE FOR WRIT OF EXECUTION

12

Plaintiff,

13

v.

14

LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
GREENPOINT MORTGAGE FUNDING, INC.;  
SUNTRUST BANK; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN,

19

Defendants.

20

21

TO THE CLERK OF THE ABOVE ENTITLED COURT:

22

You are hereby requested and instructed to issue an execution to the Sheriff of Yamhill County upon  
judgment dated March 8, 2016 in the above cause as follows:

23

**Lenders Principal Judgment:**

26

1. Unpaid Principal Balance	<u>\$521,491.80</u>
2. Pre-Judgment Interest from January 1, 2011 to December 10, 2015 the date calculated in the Declaration in Support of Judgment	<u>\$68,097.91</u>
3. Lenders Fees and Costs	<u>\$31,210.46</u>

27

28

PRAECIPE FOR WRIT- 1

60128-19703-JUD-ORPraecipe\_for\_Writ\_-\_OR\_-\_revised (4)

*Law Offices*  
**ROBINSON TAIT, P.S.**

901 Fifth Avenue, Suite 400  
Seattle, WA 98164  
(206) 676-9640

1 || 4. Attorney's Fees and Costs \$5,870.00

3 | *Total Judgment Award Entered* \$626,679.17

#### **Additional Pre Judgment Interest**

7 **Total Judgment Award** \$631,835.83

### Post Judgment Interest

1. Accrued Post Judgment Interest at a rate of 9%  
per annum or at \$155.80, from March 9, 2016,  
the day after the entry of judgment, through  
September 1, 2016, the date the writ is being  
requested \$27,576.60

**3 Current Total Amount Owing on the Judgment Award** \$659,412.43

2. In addition to the above, interest continues to accrue on the total of the amounts listed above at the rate of 9% per annum or at \$155.80 per diem in accordance with the General Judgment Determining Amount Owed and Foreclosure and continues to accrue until the date of sale.

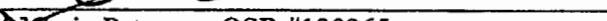
18       3. Plaintiff is entitled to the costs of this writ, Sheriff's fees and sale costs, and all other  
19 recoverable costs pursuant to law.

21       4. This execution is to be issued as: Foreclosure on Real Property. The real property is  
22 not the homestead of the judgment debtors. The Real Property should be sold because of default in  
23 payment of a mortgage or deed of trust and judgment for failure to pay amounts owed. The judgment  
24 does not arise out of an obligation to pay child support.

26 //

**PRAEPIPE FOR WRIT- 2**  
60128-19703-JUD-ORPraeipe\_for\_Writ\_- OR - revised (4)

*Law Offices*  
**ROBINSON TAIT, P.S.**  
901 Fifth Avenue, Suite 400  
Seattle, WA 98164  
(206) 676-9640

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2 //  
3 5. It is hereby certified that the provisions of this request for issuance of a Writ of  
4 Execution conform to the terms of the aforementioned judgment of record in the cause and to the  
5 laws of the State of Oregon; and issued at the request of the undersigned.  
6  
7  
8 DATED this 8 day of September, 2016.  
9  
10   
11   
12 Craig Peterson, OSB #120365  
13 Email: [cpeterson@robinsontait.com](mailto:cpeterson@robinsontait.com)  
14 [ ] Brandon Smith, OSB #124584  
15 Email: [bsmith@robinsontait.com](mailto:bsmith@robinsontait.com)  
16 [ ] Jaimie Fender, OSB #120832  
17 Email: [jfender@robinsontait.com](mailto:jfender@robinsontait.com)  
18 [ ] Kimberly Hood, OSB #123008  
19 Email: [KHood@robinsontait.com](mailto:KHood@robinsontait.com)  
20 [ ] Michael Althouse, OSB #150793  
21 Email: [malthouse@robinsontait.com](mailto:malthouse@robinsontait.com)  
22 Robinson Tait, P.S.  
23 Attorneys for Plaintiff  
24 Tel: (206) 676-9640  
25 Fax: (206) 676-9659  
26  
27  
28

1 Craig Peterson, OSB #120365  
2 Brandon Smith, OSB #124584  
3 Jaimie Fender, OSB #120832  
4 Kimberly Hood, OSB #123008  
5 Michael Althouse, OSB #150793  
6 Robinson Tait, P.S.  
7 901 Fifth Avenue, Suite 400  
8 Seattle, WA 98164  
9 Phone: (206) 676-9640  
10 Fax: (206) 676-9659  
Email: [cpeterson@robinsontait.com](mailto:cpeterson@robinsontait.com)  
Email: [bsmith@robinsontait.com](mailto:bsmith@robinsontait.com)  
Email: [jfender@robinsontait.com](mailto:jfender@robinsontait.com)  
Email: [khood@robinsontait.com](mailto:khood@robinsontait.com)  
Email: [malthouse@robinsontait.com](mailto:malthouse@robinsontait.com)

CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

13 U.S. BANK NATIONAL ASSOCIATION, AS  
14 TRUSTEE FOR GREENPOINT MORTGAGE  
15 FUNDING TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR7.

- NO. 15CV14368

WRIT OF EXECUTION IN FORECLOSURE

**Plaintiff**

1

19 LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
20 GREENPOINT MORTGAGE FUNDING,  
21 INC.; SUNTRUST BANK; MORTGAGE  
22 ELECTRONIC REGISTRATION SYSTEMS,  
23 INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN.

## Defendants

26 TO: YAMHILL COUNTY SHERIFF

1. WHEREAS, on March 8, 2016, in the above-entitled court, a judgment of foreclosure was enrolled and docketed in the above-entitled cause, a true copy of which is attached hereto as Exhibit "A" and made a part hereof;

2. WHEREAS, pursuant to ORS 18.862, the Judgment Creditor's address is as follows:

U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust  
Mortgage Pass-Through Certificates, Series 2006-AR7  
c/o Ocwen Loan Servicing  
1661 Worthington Rd., #100  
West Palm Beach, FL 33409

For the purpose of this Writ, the Judgment Creditor's address is as follows:

Ocwen Loan Servicing  
c/o Robinson Tait, P.S.  
901 Fifth Avenue, Suite 400  
Seattle, Washington 98164

3. WHEREAS, the real property to be sold pursuant to the above referenced judgment is legally described as

PARCEL(S) 2, PARTITION PLAT 1990-39, COUNTY OF YAMHILL, STATE OF OREGON.

and commonly known as 29425 NW Mount Richmond Rd, Gaston, OR 97119.

4. NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell the above referenced real property, in the manner prescribed by law for the sale of real property upon execution (subject to redemption), all of the interest which the defendants had on September 15, 2006, the date of the Deed of Trust, and also all of the interest which the defendants had thereafter, in the real property described in the judgment, to satisfy the judgment, which as of September 1, 2016,

### **Lenders Principal Judgment:**

1. Unpaid Principal Balance \$521,491.80  
2. Pre-Judgment Interest from January 1, 2011

1  
2 to December 10, 2015 the date calculated in the  
3 Declaration in Support of Judgment \$68,097.91  
3. Lenders Fees and Costs \$31,210.46  
4. Attorney's Fees and Costs \$5,879.00  
4  
5 **Total Judgment Award Entered** \$626,679.17  
5

6 **Additional Pre Judgment Interest**

7 1. Accrued Interest from December 11, 2015 to  
8 March 8, 2016 the date of entry of Judgment \$5,156.66  
9  
9 **Total Judgment Award** \$631,835.83  
10

10 **Post Judgment Interest**

11 1. Accrued Post Judgment Interest at a rate of 9%  
12 per annum or at \$155.80, from March 9, 2016,  
13 the day after the entry of judgment, through  
14 September 1, 2016, the date the writ is being  
requested \$27,576.60  
14

15 **Current Total Amount Owing on the Judgment Award** \$659,412.43  
16

16 In addition to the above, interest continues to accrue on the total of the amounts listed above  
17 at the rate of 9% per annum or at \$155.80 per diem, in accordance with the General Judgment of  
18 Foreclosure and continues to accrue until the date of sale.  
19

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3 5. THEREFORE, in the name of the State of Oregon you are hereby commanded to seize  
4 and sell the above described Property, in the manner prescribed by law; or so much thereof as may be  
5 necessary to satisfy the Judgment and Money Award, interest, fees and costs.

6 MAKE RETURN HEREOF within 60 days after you receive this writ.  
7

8 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
9

10 \_\_\_\_\_  
11 Title

12 \_\_\_\_\_  
13 By:  
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# Exhibit "A"

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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

8

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GREENPOINT MORTGAGE  
FUNDING TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR7,

11

Plaintiff,

13

v.

14

NO. 15CV14368

GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE

15

LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
GREENPOINT MORTGAGE FUNDING,  
INC.; SUNTRUST BANK; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC.; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

20

Defendants.

(Clerk's Action Required)

21

22

THIS MATTER having come on for hearing this day before the undersigned Judge of the  
above entitled court upon the motion of the plaintiff for judgment and foreclosure herein, the  
plaintiff, U.S. Bank National Association, As Trustee For Greenpoint Mortgage Funding Trust  
Mortgage Pass-Through Certificates, Series 2006-AR7, appearing and being represented by Craig  
Peterson, Attorney of Robinson Tait, defendants Laura A. Ensign and Stephen T. Ensign being self-  
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GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 1  
60128-19703-JUD-ORJudgment-Decree\_Foreclosure-OR--revised (9)

*Law Office*  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 467-0640

1 represented, plaintiff's Motion for Summary Judgment against defendants having been granted,  
2 judgment should be entered in favor of the plaintiff forthwith as more particularly hereafter set forth.

3 Therefore,

4 **IT IS HEREBY ORDERED AND ADJUDGED THAT:**

5 1. Plaintiff, U.S. Bank National Association, As Trustee For Greenpoint Mortgage Funding  
6 Trust Mortgage Pass-Through Certificates, Series 2006-AR7 be awarded judgment in the sum of  
7 \$521,491.80, together with interest at a rate as provided in the Note from January 1, 2011 through  
8 December 10, 2015 in the amount of \$68,097.91, with additional pre-judgment interest at the per diem  
9 rate of \$57.94 as provided in the Note to the date of entry of judgment; plus reasonable attorneys' fees in  
10 the amount of \$4,292.50, plus other recoverable amounts of \$31,210.46, which includes the amounts  
11 itemized in the declaration of the lender in support of motion for judgment plus allowable costs of  
12 \$1,586.50, as itemized in the bill of disbursements and an additional amount for post-judgment sheriff's  
13 fees. Said judgment to bear interest until paid at the statutory rate or at the contract rate, whichever is  
14 greater; and.

15 2. Plaintiff's Deed of Trust on real property in Yamhill County, Oregon, legally  
16 described as follows:

17  
18 **PARCEL(S) 2, PARTITION PLAT 1990-39, COUNTY OF YAMHILL, STATE  
19 OF OREGON**

20 which was recorded on September 20, 2006, under Auditor's File No. 200621774, records of Yamhill  
21 County, Oregon, be adjudged and decreed to be a first and paramount lien upon the above described  
22 real estate and the whole therof as security for the payment of the judgment herein set forth, and that

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GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 2  
60128-19703-JUD-ORJudgment\_Decree\_Foreclosure\_-\_OR\_-\_revised (9)

Law Office  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 110  
Seattle WA 98104  
1 2 0 9 1 4 1 5 - 0 6 4 0

said Deed of Trust be foreclosed and the property therein described is hereby ordered sold by the Sheriff of Yamhill County in the manner provided for by law, and the proceeds therefrom shall be applied to the payment of the judgment, interest, attorneys' fees and costs, and such other sums as plaintiff has advanced prior to judgment, and that such sums shall constitute a first and specific lien and charge upon said real estate, prior and superior to any right, title, estate, lien or interest of the defendant and of any one claiming by, through or under them; and

3. Any and all persons acquiring any right, title, estate, lien or interest in or to the property described above or any part thereof subsequent to September 15, 2006, the date of the Deed of Trust which is foreclosed herein, be forever barred and estopped from claiming or asserting any right, title, lien or interest in or to said property or any part thereof, save and except for the right of redemption as allowed by law; and

4. Plaintiff be granted the right to become a bidder and purchaser at the sale and the purchaser shall be entitled to exclusive possession of the property upon completion of sale according to law, and to all right, title and interest in any rents and profits generated or arising from the property during the statutory redemption period; and plaintiff is entitled to such remedies as are available at law to secure possession, including writ of assistance, if defendants or any of them or any other party or person shall refuse to surrender possession to the purchaser immediately upon purchaser's demand for possession; and

5. Pursuant to ORS 18.950, if any proceeds from the execution sale remain after the payment of costs under ORS 18.950(3) and satisfaction of the judgment, the court administrator shall pay the remaining proceeds as directed by the court in the order of distribution.

**DECLARATION DETERMINING AMOUNT OF DEBT**  
*(Not a Money Award, see ORS 18.862, 86.797, and 88.010)*

**GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 3  
60128-19703-JUD-OR Judgment Decree Foreclosure - OR - revised (9)**

*Law Office*  
ROBINSON TAIT, P.S.

710 Second Avenue, Suite 710  
Seattle WA 98104

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Judgment Creditor:

U.S. Bank National Association, As Trustee For  
 Greenpoint Mortgage Funding Trust Mortgage  
 Pass-Through Certificates, Series 2006-AR7  
 c/o Robinson Tait, P.S.  
 710 Second Ave., Suite 710  
 Seattle, WA 98104  
 (206) 676-9640

Attorney for Judgment Creditor:

Craig Peterson  
 Robinson Tait, P.S.  
 710 Second Ave., Suite 710  
 Seattle, WA 98104  
 (206) 676-9640

The name of any person or public body,  
 other than the Judgment Creditor's  
 Attorney, who is entitled to any  
 portion of the judgment:

None

Principal Balance:

\$521,491.80

Simple Interest on the Principal Balance  
 from January 1, 2011 to December 10, 2015: \$68,097.91

Other Amounts Due Under Terms of Loan: \$31,210.46

Attorneys' Fees and Costs:

Attorneys' Fee: \$4,292.50  
 Total Costs: \$1,586.50

Total Attorney Fees and Costs: \$5,879.00

***TOTAL DEBT OWED*** \$626,679.17

Pre-Judgment: Additional pre-judgment interest accrues from December 11, 2015, to the date of entry of judgment at the per diem rate of \$57.94, in accordance with the Note

GENERAL JUDGMENT DETERMINING  
 AMOUNT OWED AND FORECLOSURE - 4  
 60128-19703-JUD-OR Judgment Decree, Foreclosure, - OR - revised (9)

*Law Office*  
**ROBINSON TAIT, P.S.**

710 Second Avenue, Suite 710  
 Seattle, WA 98104  
 (206) 676-9640

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Post-Judgment: Interest Accrues on the total of the amounts listed above in accordance with the contract rate in the Note, or at the statutory rate of 9% per annum, whichever is greater.

Signed: 2/24/2016 03:51 PM

*Cynthia Easterday*

Circuit Court Judge Cynthia L. Easterday

Submitted by:

*C. Peterson*

13  
14 **Cynthia Peterson**, OSB #120365  
Email: [cpeterson@robinsontait.com](mailto:cpeterson@robinsontait.com)  
15  Brandon Smith, OSB #124584  
Email: [bsmith@robinsontait.com](mailto:bsmith@robinsontait.com)  
16  Zhi Pauline Zheng, OSB #144692  
Email: [pzheng@robinsontait.com](mailto:pzheng@robinsontait.com)  
17  Jaimie Fender, OSB #120832  
Email: [jfender@robinsontait.com](mailto:jfender@robinsontait.com)  
18 Robinson Tait, P.S.  
19 Attorneys for Plaintiff  
20 Tel: (206) 676-9640  
21 Fax: (206) 676-9659

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GENERAL JUDGMENT DETERMINING  
AMOUNT OWED AND FORECLOSURE - 5  
60128-19703-JUD-ORJudgment\_Decree\_Foreclosure\_-\_OR\_-revised (9)

*Law Offices*  
**ROBINSON TAIT, P.S.**

710 Second Avenue, Suite 710  
Seattle WA 98104  
(206) 676-9640

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CIRCUIT COURT OF OREGON FOR YAMHILL COUNTY

8 U.S. BANK NATIONAL ASSOCIATION, AS  
9 TRUSTEE FOR GREENPOINT MORTGAGE  
10 FUNDING TRUST MORTGAGE PASS-  
11 THROUGH CERTIFICATES, SERIES 2006-  
12 AR7,

NO. 15CV14368

NOTICE OF ADDRESS CHANGE OF  
COUNSEL FOR PLAINTIFF

13 Plaintiff,

14 v.  
15

16 LAURA A. ENSIGN; STEPHEN T. ENSIGN;  
17 GREENPOINT MORTGAGE FUNDING, INC.;  
18 SUNTRUST BANK; MORTGAGE  
19 ELECTRONIC REGISTRATION SYSTEMS,  
20 INC.; AND PERSONS OR PARTIES  
21 UNKNOWN CLAIMING ANY RIGHT, TITLE,  
22 LIEN, OR INTEREST IN THE PROPERTY  
23 DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

24  
25 The mailing address for Robinson Tait, P.S., attorney of record for Plaintiff has changed to:  
26  
27 Robinson Tait, P.S.  
28 901 Fifth Avenue, Suite 400  
Seattle, WA 98164

DATED this 12 day of September, 2016.

*Craig*  
[ ] Craig Peterson, OSB #120365  
Email: [cpeterson@robinsontait.com](mailto:cpeterson@robinsontait.com)  
[ ] Brandon Smith, OSB #124584

26  
27  
28  
NOTICE OF CHANGE OF ADDRESS OF COUNSEL FOR  
PLAINTIFF- 1

60128-19703-JUD-ORNotice of Change of Address - OR.doc

Law Offices  
ROBINSON TAIT, P.S.

901 Fifth Avenue, Suite 400  
Seattle WA 98164  
(206) 676-9640